

FOR SALE

NAOMI VISTAS - 132 ENTITLED UNITS AGE 55+

204 | Hopkins Rd.
FREDERICKSBURG, VA 22405



SPECIFICATIONS

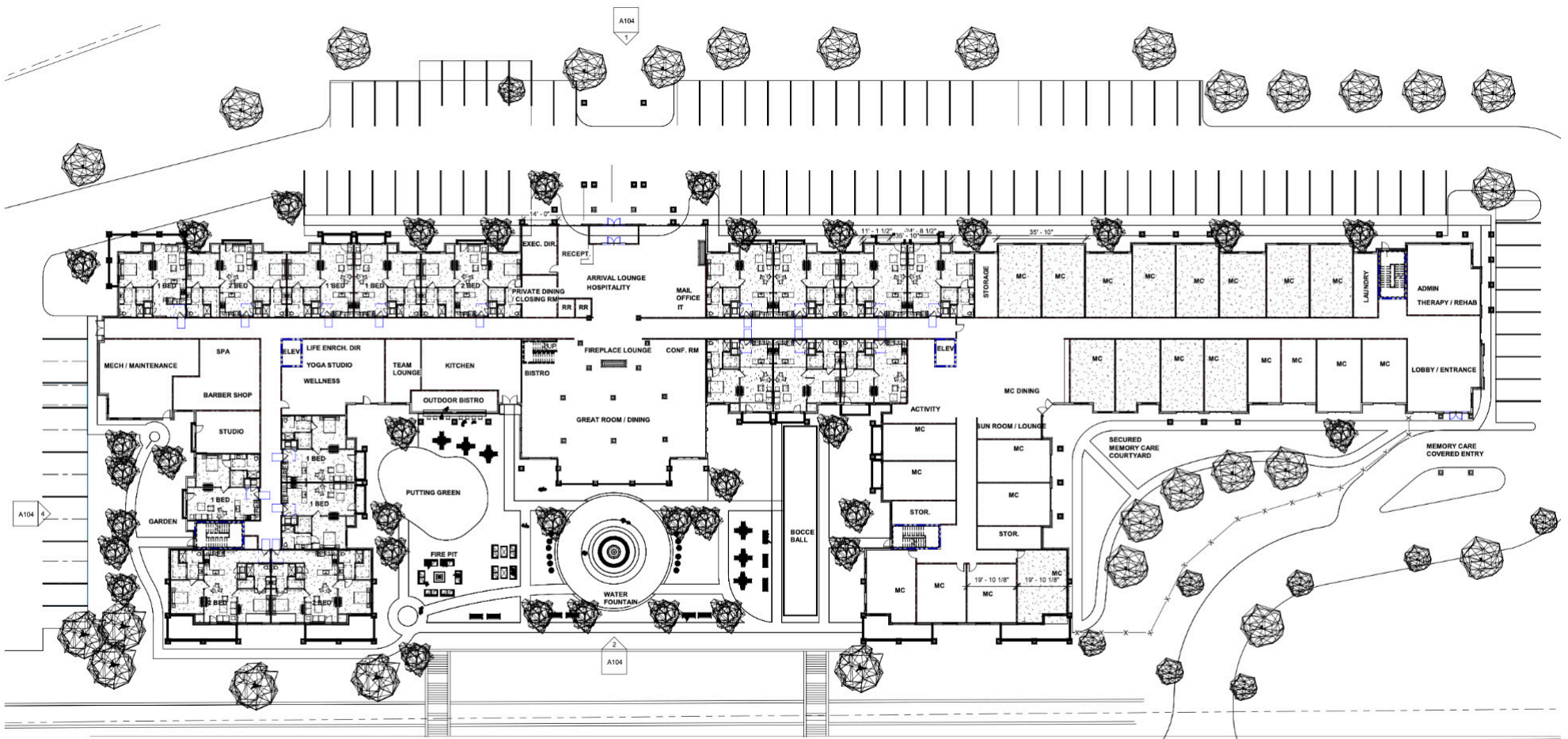
Size:	8.23 Acres
Sale Price:	\$6,600,000
Zoning:	R5
Condition:	Raw

THIS IS A CONCEPTUAL RENDERING

CONCEPTUAL PLAN



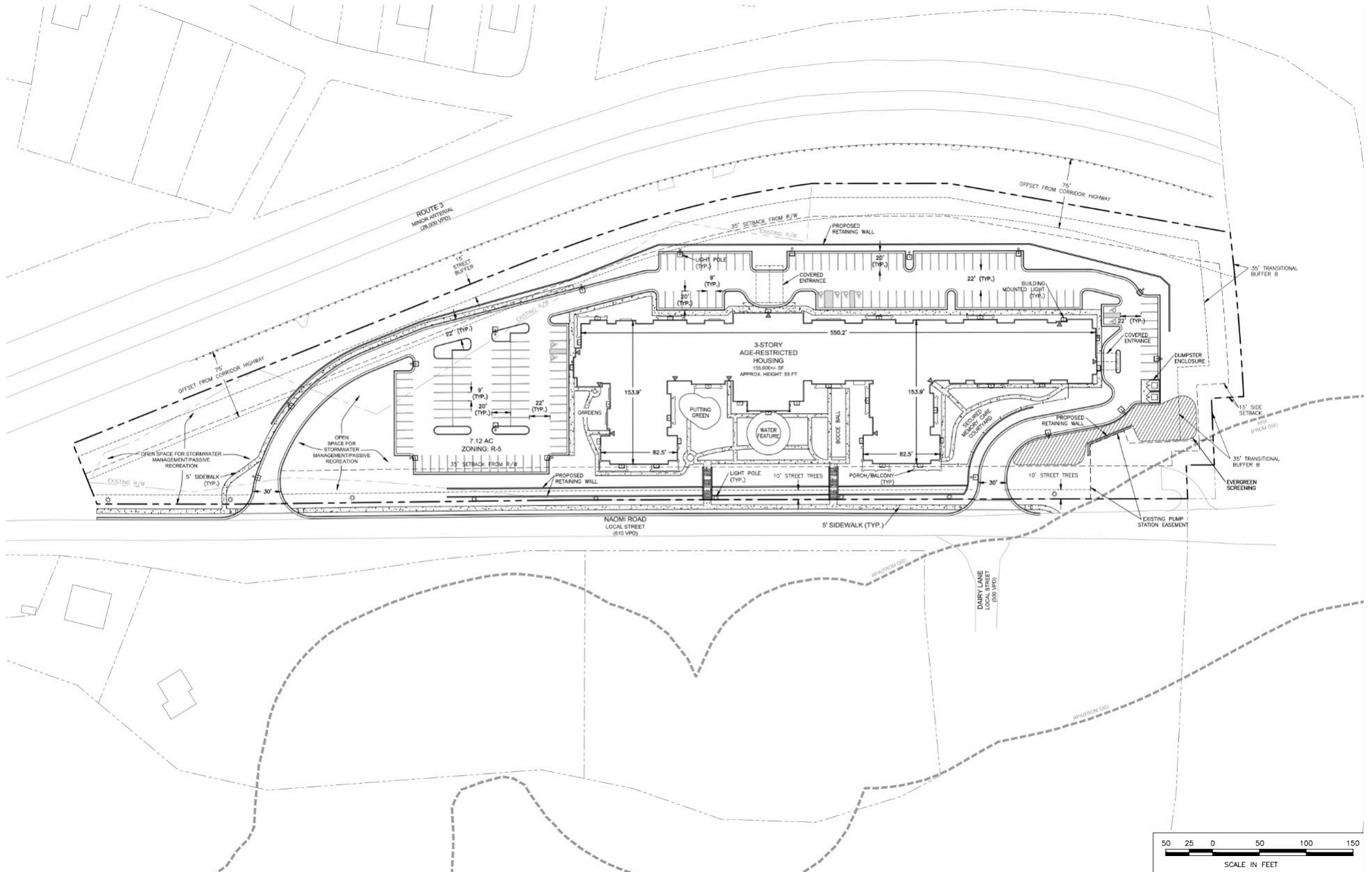
- 8.23 Acres of entitled land (132 Units) on Naomi Rd
- Age restricted development (55+)
- Proximity to Downtown Fredericksburg
- Walking path across the new Chatham Bridge into Fredericksburg (0.5 miles)



CONCEPTUAL 2



J R A



PARCEL MAP



J R A



WALKING MAP



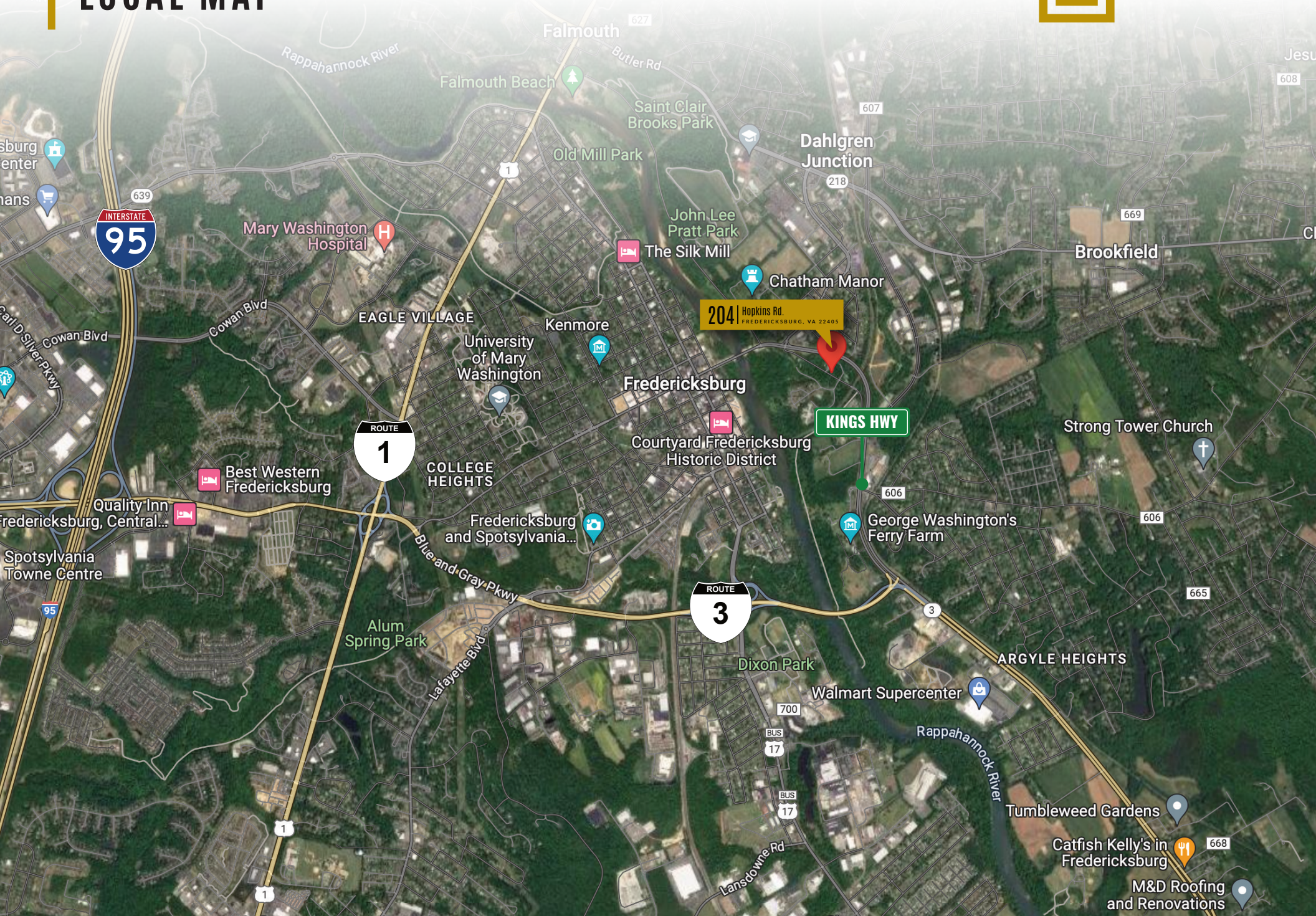
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LOCAL MAP



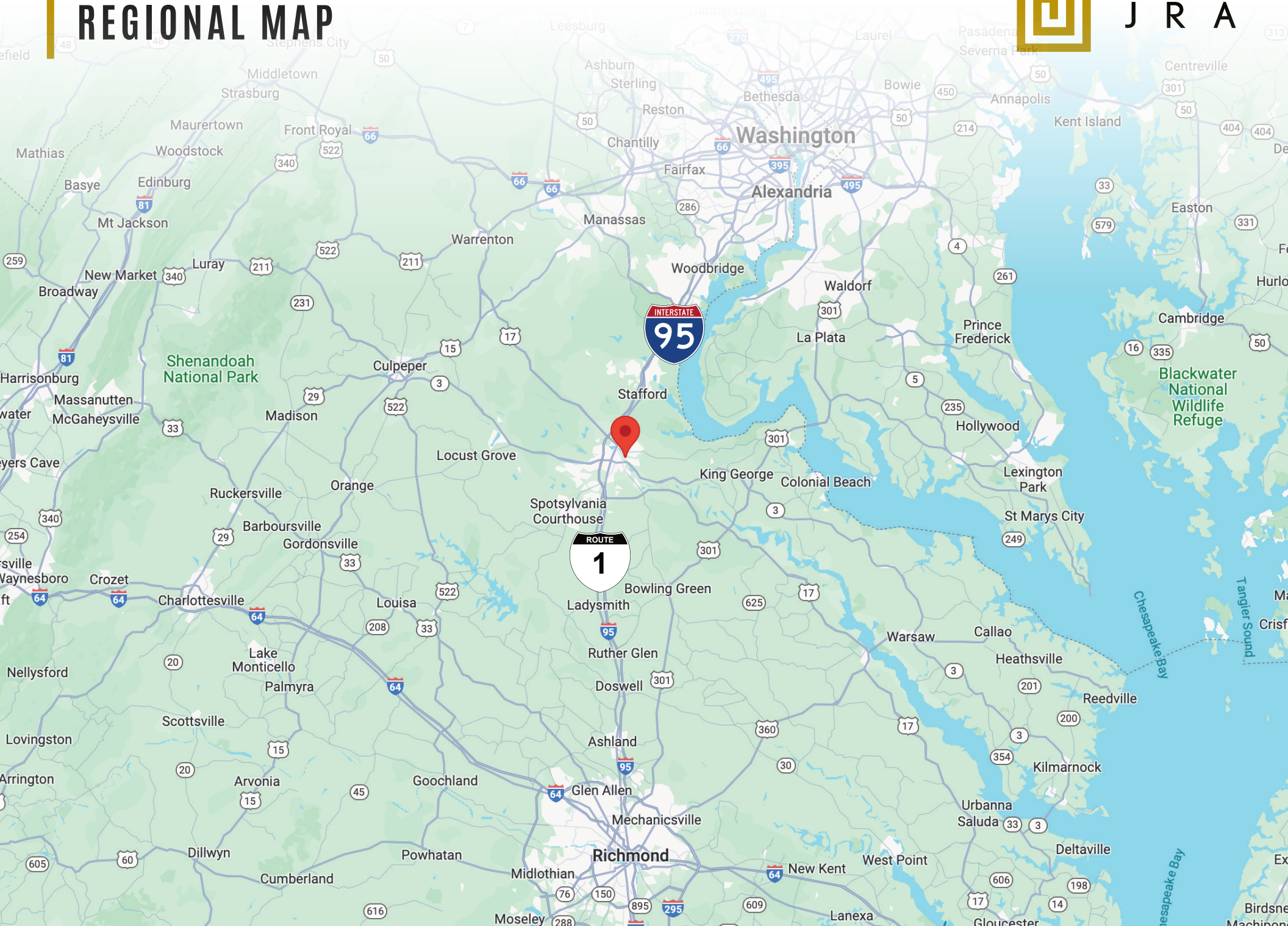
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REGIONAL MAP



J R A



DEMOGRAPHIC/ INCOME REPORT



J R A

INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$102,520	\$107,488	\$118,191
Median Household Income	\$82,298	\$85,608	\$97,772
< \$25,000	1,739	4,630	7,526
\$25,000 - 50,000	1,516	5,696	11,204
\$50,000 - 75,000	1,590	6,403	11,064
\$75,000 - 100,000	1,884	5,426	10,750
\$100,000 - 125,000	910	4,087	9,768
\$125,000 - 150,000	647	2,689	7,622
\$150,000 - 200,000	1,512	5,371	11,466
\$200,000+	992	3,761	9,773

POPULATION	2 mile	5 mile	10 mile
2010 Population	25,677	87,052	183,188
2022 Population	27,341	104,257	228,510
2027 Population Projection	27,197	108,198	241,031
Annual Growth 2010-2022	0.5%	1.5%	1.9%
Annual Growth 2022-2027	-0.1%	0.8%	1.1%
Median Age	34.2	36	37
Bachelor's Degree or Higher	40%	36%	35%
U.S. Armed Forces	140	571	1,978

FOR MORE INFORMATION
PLEASE CONTACT:



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J O H N S O N

REALTY

ADVISORS

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